113.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,100 / 599,100
					USE VALUE:	599,100 / 599,100
					ASSESSED:	599,100 / 599,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O BRIEN JAMES M
Owner 2:	O BRIEN PATRICIA A
Owner 3:	
Street 1:	152 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,442 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3442.000	232,800		366,300	599,100
Total Card	0.079	232,800		366,300	599,100
Total Parcel	0.079	232,800		366,300	599,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.05 | /Parcel: 468.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71674
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,000	0	3,442.	366,300	599,300	599,300	Year End Roll	12/18/2019
2019	101	FV	199,800	0	3,442.	361,000	560,800	560,800	Year End Roll	1/3/2019
2018	101	FV	206,200	0	3,442.	277,300	483,500	483,500	Year End Roll	12/20/2017
2017	101	FV	206,200	0	3,442.	261,600	467,800	467,800	Year End Roll	1/3/2017
2016	101	FV	206,200	0	3,442.	240,700	446,900	446,900	Year End	1/4/2016
2015	101	FV	194,900	0	3,442.	225,000	419,900	419,900	Year End Roll	12/11/2014
2014	101	FV	194,900	0	3,442.	207,200	402,100	402,100	Year End Roll	12/16/2013
2013	101	FV	194,900	0	3,442.	207,200	402,100	402,100		12/13/2012

!8722!

PRINT

Date	Time
12/10/20	23:16:00

LAST REV

Date	Time
09/12/18	11:37:36
apro	
8722	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SINGEL DAVID	24788-361		8/17/1994		172,250	No	No		Y

USER DEFINED

Prior Id # 1:	71674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2014	1118	Solar Pa	10,000		9/4/2014			Install 16 solar p
1/16/2013	66	Manual	2,642	C				
10/21/2008	1318	Siding	15,560					remove existing si

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	PH	Patrick H
8/8/2018	MEAS&NOTICE	CC	Chris C
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/6/2008	Meas/Inspect	345	PATRIOT
3/18/2000	Inspected	197	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3442		Sq. Ft.	Site		0	70.	1.52	6									366,282						366,300	

Total AC/HA: 0.07902 | Total SF/SM: 3442 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,282 | Spl Credit | Total: 366,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97563571
Adj $ / SQ:	164.639
Other Features:	68014
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316371
Depreciation:	83522
Depreciated Total:	232849

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

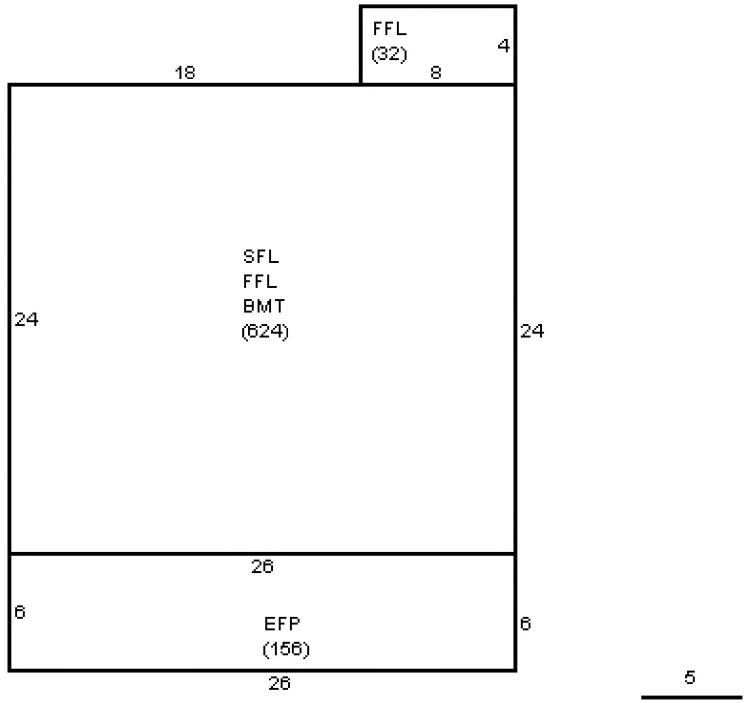
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.64
Special Features:	0	Val/Su Net:	113.01
Final Total:	232800	Val/Su SzAd	181.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	164.640	108,003
BMT	Basement	624	49.390	30,820
SFL	Second Floor	624	164.640	102,734
EFP	Enclos Porch	156	43.590	6,800

Net Sketched Area:	2,060			Total:	248,357
Size Ad	1280	Gross Are	2060	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	